126.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	997,600 / 997,600
					USE VALUE:	997,600 / 997,600
					ASSESSED:	997,600 / 997,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		BAILEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEE CHRISTOPHER H &
Owner 2:	GERTNER ABIGAIL
Owner 3:	
Street 1:	41 BAILEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BICIOCCHI LUIGI /LIFE ESTATE -
Owner 2:	-
Street 1:	41 BAILEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Stucco Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	425,500	5,100	567,000	997,600
Total Card	0.161	425,500	5,100	567,000	997,600
Total Parcel	0.161	425,500	5,100	567,000	997,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.62 | /Parcel: 479.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	81280
GIS Ref	
GIS Ref	
Insp Date	11/21/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 126.0-0006-0003.0

!9779!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	425,200	5100	7,000.	567,000	997,300	997,300	Year End Roll	12/18/2019
2019	101	FV	320,900	5100	7,000.	598,500	924,500	924,500	Year End Roll	1/3/2019
2018	101	FV	320,900	5100	7,000.	441,000	767,000	767,000	Year End Roll	12/20/2017
2017	101	FV	320,900	5100	7,000.	422,100	748,100	748,100	Year End Roll	1/3/2017
2016	101	FV	320,900	5100	7,000.	390,600	716,600	716,600	Year End	1/4/2016
2015	101	FV	311,900	5100	7,000.	327,600	644,600	644,600	Year End Roll	12/11/2014
2014	101	FV	311,900	5100	7,000.	320,000	637,000	637,000	Year End Roll	12/16/2013
2013	101	FV	309,800	5100	7,000.	304,900	619,800	619,800		12/13/2012

PRINT

Date	Time
12/11/20	00:11:54

LAST REV

Date	Time
12/13/16	11:19:05
danam	
9779	

USER DEFINED

Prior Id # 1:	81280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BICIOCCHI LUIGI	42834-288		5/19/2004		665,000	No	No		
BICIOCCHI LUIGI	33087-548		6/7/2001	Family	1	No	No		
BICIOCCHI MARIA	29182-207		10/9/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2016	2043	Porch	17,940	C				replace stairs+add
4/1/2015	277	Redo Bat	15,500					
3/12/2013	320	Redo Kit	37,800	C				
12/8/2010	2380	Porch	4,800					REBUILD
5/2/2007	303	Re-Roof	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
7/3/2013	Info Fm Prmt	EMK	Ellen K
11/21/2008	Meas/Inspect	189	PATRIOT
12/3/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
11/3/1999	Meas/Inspect	263	PATRIOT
7/7/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 567,000 | Spl Credit | Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	4 - FirePf-Steel		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15480769
Const Adj.:	1.03939605
Adj $ / SQ:	150.038
Other Features:	91450
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	522707
Depreciation:	97224
Depreciated Total:	425484

COMMENTS

PDAS.. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4		Baths: 1					HB 1		

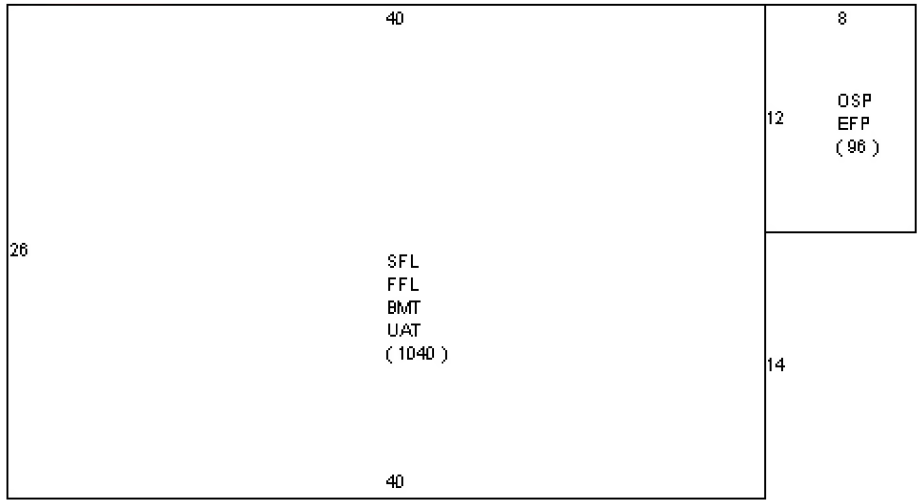
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.04
Special Features:	0	Val/Su Net:	119.12
Final Total:	425500	Val/Su SzAd	204.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	45.010	46,812
FFL	First Floor	1,040	150.040	156,039
SFL	Second Floor	1,040	150.040	156,039
UAT	Upper Attic	260	60.020	15,604
EFP	Enclos Porch	96	57.770	5,546
OSP	Screen Porch	96	38.520	3,698

Net Sketched Area:	3,572			Total:	383,738
Size Ad	2080	Gross Are	4352	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:	Total: 5,100